

**Wilderness Trails HOA Monthly Board Meeting
7:00 P.M.
November 28, 2012
Friendswood Public Library**

Agenda:

**General Announcements – Board Members
Architectural Control Committee - Darryl Voss
Deed Restriction Committee – Tracy Wamsley
Maintenance Committee – Jeff & Lisa Norwood
Finance Committee – Pat Garner
Recreation/YOM Committee – Edith Brennan
Pool Management – Bill Cole
Other Topics – Open**

Attendees: Melanie R., Cathi W., John Y., Deborah C., Tracy W., Pat G., Jim G., Lisa N.

General Announcements – Board Members

Following a motion by Deborah, seconded by John, the September minutes were unanimously approved.

Architectural Control Committee – Darryl Voss

In Darryl's absence there was no report from the Architectural Control Committee.

Deed Restriction Committee – Tracy Wamsley

Tracy reported that there were a few violations that have been addressed in the past month, but there was nothing unusual to report.

Maintenance Committee – Jeff & Lisa Norwood

Lisa attended the meeting and presented several suggestions for neighborhood improvements that she feels are necessary to maintain the beauty and functionality of the subdivision. A summary of Lisa's report follows:

- **Upgrade the entrance at Falling Leaf.** The estimate was \$1095 and includes removing overgrown bushes and trees, replacing a live oak and several pampas grass sections, and completing the seasonal mulching of both Falling Leaf and Castlewood entrances. A motion was made by

Cathi to approve this expenditure and proceed with the project, seconded by Deborah, and unanimously approved by the Board.

- **Irrigation system for Castlewood entrance.** Lisa received a bid of \$1500 to install and maintain a 2-zone irrigation system that includes a control box that could be incrementally expanded to allow for additional zones. This system will allow watering of the landscaping at the Castlewood entrance. A motion was made by Melanie to approve this expenditure and commence installation, seconded by Deborah, and unanimously approved by the Board.
- **Installation of bathroom(s) at the Castlewood Park.** Lisa led a discussion concerning the best way to proceed with repairing/replacing the bathroom facilities at the park. She suggested we install a coded-entry access system. After much discussion, it was concluded that the total cost of the project will probably be around \$10,000.00. Lisa will proceed with contacting contractors and obtaining proposals for this work.
- **Fence replacement for the Applewood Pool.** Lisa reported that this project has not yet commenced but that the \$8000 that was previously approved by the Board is probably more than what the finished project will actually cost. She will report back to the Board when work begins.

Finance Committee – Pat Garner

Pat reviewed the Balance Sheet as of November 28, 2012 and the Profit & Loss Report for January 1 through November 28. The HOA continues to be in a good financial position. Pat encouraged the Board to partake in capital projects as suggested by Lisa Norwood for the betterment of the neighborhood.

Pat also reported on the results of the letters that were sent to all homeowners with delinquent dues equal to or greater than \$1000. Twenty (20) letters were sent out approximately two (2) weeks ago. One homeowner responded by paying the past due amount in full. The other cases will be referred to our attorney if additional replies have not been received within 30 days of the mailing.

Recreation/YOM Committee – Edith Brennan

Melanie reported that Shelley Salley contacted her and volunteered to Chair the Garage Sale Committee. Ms. Salley was planning to attend the meeting, but apparently the librarian was confused on the meeting date and may have sent Ms. Salley away. Melanie will contact Ms. Salley and explain the misunderstanding.

Melanie will be working on the annual newsletter and will include information concerning annual dues and what these dues are used for. She will submit this to Pat in early January to include with the dues statements.

Pool Management – Bill Cole

There is nothing to report at this time.

Other Business

Deborah asked that the Board investigate the possibility of obtaining delinquent dues from mortgage lenders. Preliminary research on this subject yielded an inconclusive reply from our attorney. Further investigation is planned and Deborah will report back to the Board after the annual homeowners' meeting.

A motion to adjourn was made by Jim and seconded by Cathi. The next meeting will be the annual homeowners' meeting on January 28, 2013 at the library.